

Steven D. Losner
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Homestead, Florida 33030
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February 26, 2019

Via e-mail Travis.cummings@myfloridahouse.gov

Representative W. Travis Cummings
Chair, Appropriations Committee
221 The Capitol
402 South Monroe Street
Tallahassee, Florida 32399-1300

RE: HB 4405
Farm Share, Inc.
\$5,000,000.00

Dear Chairman Cummings:

By way of introduction, the undersigned served as Vice Mayor/Councilman for the City of Homestead from 2001-2007 and is a fourth generation Floridian as my immigrant great-grandparents first settled in Ybor City in 1913; moving to Homestead in 1921. I am an attorney practicing in the areas of real estate/ probate/ estate planning and business transactions.

It has come to my attention that Farm Share, Inc. has requested a Nonrecurring Appropriation in the amount of \$5,000,000.00 to supplement the previously awarded Recurring Funds of \$434,909. It is acknowledged the applicant serves a significant need to help alleviate hunger and avoid food waste throughout Florida and plays a vital role in distributing hurricane relief supplies. The purpose of this correspondence is to bring to your attention the existence of financial resources readily available to Farm Share which I believe should be considered as part of your deliberations as you work to equitably allocate tax dollars among many qualified applicants.

Based upon information available through the Miami-Dade County Property Appraisers data base, Farm Share is the owner of four (4) contiguous parcels of real property containing approximately 8.78 acres; having frontage on U.S. 1 and S.W. 304th Street just outside the city limits of Homestead. Currently, this parcel is zoned for agricultural uses but is master planned

Representative W. Travis Cummings

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for commercial use. The Property Appraiser has determined a fair market value of \$3,276,691.00. This parcel is under partial cultivation apparently in order to preserve significant ad valorem tax relief afforded by the agricultural exemption. It is not improved and does not serve as a site supportive of the Farm Share mission such as through warehousing or distribution center. Given the location of the parcel with its unique double frontage upon two major roadways, common sense would dictate that its actual value in an arms-length transaction would far exceed the value established by the Property Appraiser. The property lies in a largely developed commercial corridor and given its proximity to the existing and operational public transit right of way, it is not unreasonable to assume that it would be very attractive for immediate development as high density "affordable" or "workforce" housing as is the trend along this corridor. Included with this correspondence are copies of the property information from the Miami-Dade Property Appraisers website.

The Farm Share real property appears to be held for speculation and does not appear to provide significant cash flow in support of Farm Share operations. Given that its location is not convenient or conducive to bona-fide agricultural activity, it is doubtful that any lease income would cover the annual real property taxes and liability insurance. It follows that the sale of the property would produce significant funds to supplement the Farm Share budget, even if the sale proceeds were placed in a safe investment vehicle, with only income therefrom being utilized to support Farm Share.

I suggest that the request by Farm Share should either be rejected or the amount awarded significantly reduced in recognition of the independent resources available to Farm Share.

Thank you for your consideration.

Very truly yours,

Steven D. Losner

cc: Representative Holly Raschein (via e-mail Holly.Raschein@myfloridahouse.gov)
Speaker Jose R. Oliva (via e-mail Jose.Oliva@myfloridahouse.gov)



PEDRO J. GARCIA MIAMI-DADE PROPERTY APPRAISER

Address

Owner Name

Folio

SEARCH:

farm share



PROPERTY INFORMATION

Folio: 30-7908-006-0120**Sub-Division:**

SEMINOLE HGTS NO 2 REPLAT

Property Address30215 S DIXIE HWY
Miami, FL 33033-3207**Owner**FARM SHARE INC
BLDG 12 STATE FARMERS MARKET**Mailing Address**300 N KROME AVE
FLORIDA CITY, FL 33034-3414**PA Primary Zone**

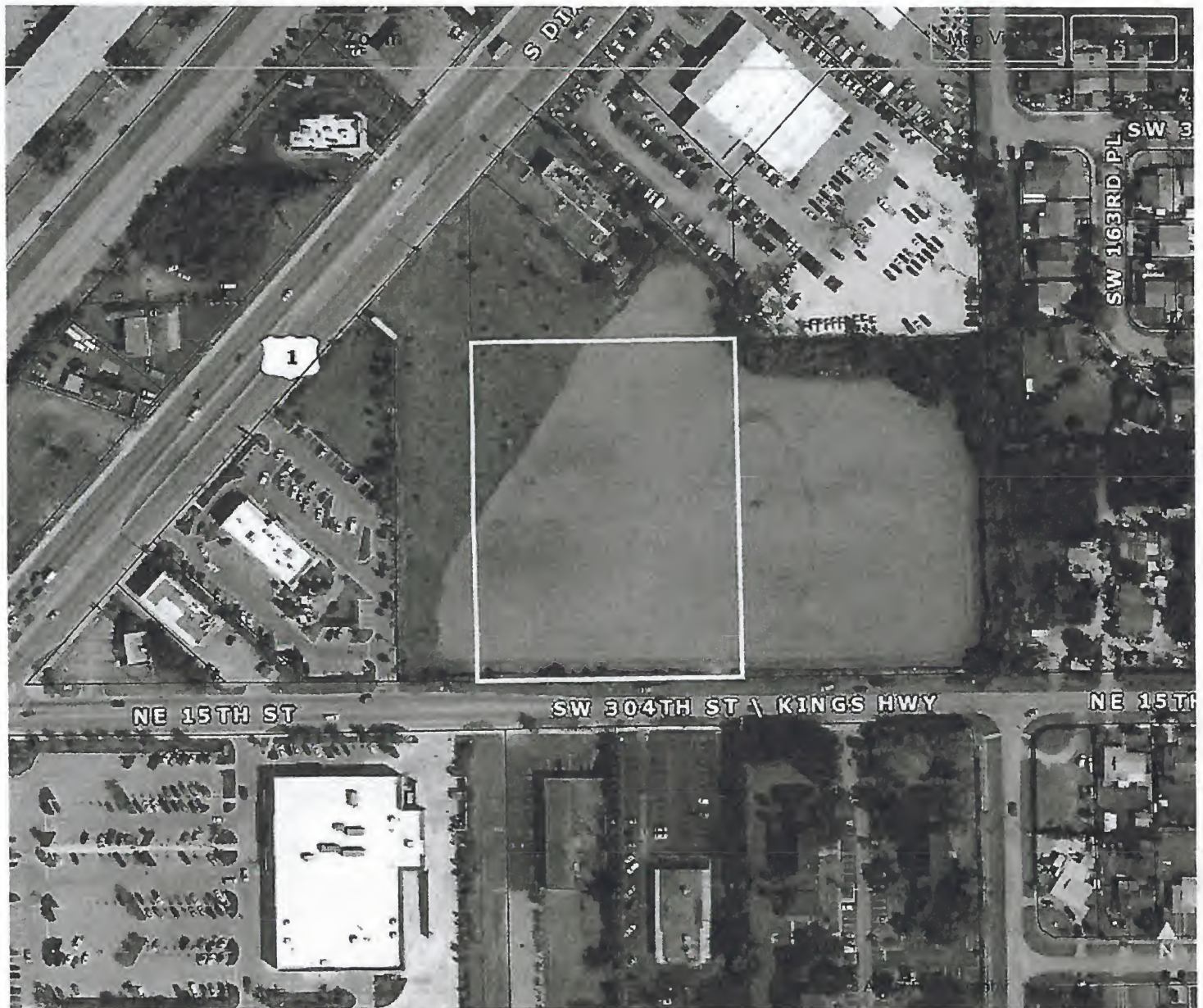
6200 COMMERCIAL - ARTERIAL

Primary Land Use

5066 IMPR AGRI - NOT HOMESITES : EXTRA FEA OTHER THAN PARKING

Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0

Living Area	0
Adjusted Area	0
Lot Size	141,570 Sq.Ft
Year Built	0



Featured Online Tools

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[Non-Ad Valorem Assessments](#)
[Property Record Cards](#)
[Property Taxes](#)

[Glossary](#)
[PA Additional Online Tools](#)
[Property Search Help](#)
[Report Discrepancies](#)

Report Homestead Fraud
Tax Estimator
Value Adjustment Board

Tax Comparison
TRIM Notice

ASSESSMENT INFORMATION

Year	2018	2017	2016
Land Value	\$1,134,176	\$1,134,176	\$1,134,176
Building Value	\$0	\$0	\$0
Extra Feature Value	\$3,856	\$3,903	\$3,951
Market Value	\$1,138,032	\$1,138,079	\$1,138,127
Assessed Value	\$11,656	\$11,601	\$9,956

TAXABLE VALUE INFORMATION

	2018	2017	2016
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$11,656	\$11,601	\$9,956
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$11,656	\$11,703	\$10,451
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$11,656	\$11,601	\$9,956

BENEFITS INFORMATION

Benefit	Type	2018	2017	2016
Agriculture	Classified Value	\$1,126,376	\$1,126,376	\$1,127,676
Non-Homestead Cap	Assessment Reduction		\$102	\$495

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

FULL LEGAL DESCRIPTION

7-8 57 39 3.26 AC

RE-PL OF SEM HGTS NO 2 PB 33-30

S425FT OF W333.58FT OF LOT 26

LOT SIZE 141772 SQUARE FEET

OR 17214-1004 0596 2 (4)

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
05/01/1996	\$500,000	17214-1004	Deeds that include more than one parcel
11/01/1988	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
05/01/1985	\$930,000	12526-0226	Deeds that include more than one parcel
12/01/1975	\$75,000	00000-00000	Sales which are disqualified as a result of examination of the deed

For more information about the Department of Revenue's Sales Qualification Codes.

2018 2017 2016

LAND INFORMATION

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
ROW CROPS	BU-1A	6200 - COMMERCIAL - ARTERIAL	Acres	3.25	\$7,800

BUILDING INFORMATION

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
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EXTRA FEATURES

Description	Year Built	Units	Calc Value
Chain-link Fence 6-7 ft high	1996	340	\$3,856

ADDITIONAL INFORMATION

* The Information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

LAND USE AND RESTRICTIONS

Community Development District: NONE
Community Redevelopment Area: NONE
Empowerment Zone: NONE
Enterprise Zone: NONE
Urban Development: INSIDE URBAN DEVELOPMENT BOUNDARY
Zoning Code: BU-1A - BUSINESS DISTRICTS, LIMITED
Existing Land Use: 760 - PLANT NURSERIES (INCLUDES SOD FARMS AND ORNAMENTAL NURSERIES).
 Government Agencies and Community Services

OTHER GOVERNMENTAL JURISDICTIONS

Business Incentives
 Childrens Trust
 Environmental Considerations
 Florida Department Of Revenue
 Florida Inland Navigation District
 Miami-Dade County
 PA Bulletin Board
 Non-Ad Valorem Assessments
 School Board
 South Florida Water Mgmt District
 Tax Collector

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For inquiries and suggestions email us at <http://www.miamidade.gov/PAPortal/ContactForm/ContactFormMain.aspx>.

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EXEMPTIONS & BENEFITS

Deployed Military

Disability Exemptions

Homestead



PEDRO J. GARCIA MIAMI-DADE PROPERTY APPRAISER

Address Owner Name Folio

SEARCH:

farm share



PROPERTY INFORMATION

Folio: 30-7907-016-0200

Sub-Division:
WAKINGS SUB

Property Address

Owner
FARM SHARE INC
BLDG 12 STATE FARMERS MARKET

Mailing Address
300 N KROME AVE
FLORIDA CITY, FL 33034-3414

PA Primary Zone
6200 COMMERCIAL - ARTERIAL

Primary Land Use
5066 IMPR AGRI - NOT HOMESITES : EXTRA FEA OTHER THAN PARKING

Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0
Living Area	0

Adjusted Area	0
Lot Size	56,279.52 Sq.Ft
Year Built	0



Featured Online Tools

- Comparable Sales
- Non-Ad Valorem Assessments
- Property Record Cards
- Property Taxes
- Report Homestead Fraud
- Tax Estimator

- Glossary
- PA Additional Online Tools
- Property Search Help
- Report Discrepancies
- Tax Comparison
- TRIM Notice

Value Adjustment Board

ASSESSMENT INFORMATION

Year	2018	2017	2016
Land Value	\$675,600	\$675,600	\$675,600
Building Value	\$0	\$0	\$0
Extra Feature Value	\$10,319	\$10,447	\$10,574
Market Value	\$685,919	\$686,047	\$686,174
Assessed Value	\$13,549	\$13,402	\$11,832

TAXABLE VALUE INFORMATION

	2018	2017	2016
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$13,549	\$13,402	\$11,832
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$13,549	\$13,677	\$13,158
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$13,549	\$13,402	\$11,832

BENEFITS INFORMATION

Benefit	Type	2018	2017	2016
Agriculture	Classified Value	\$672,370	\$672,370	\$673,016
Non-Homestead Cap	Assessment Reduction		\$275	\$1,326

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

FULL LEGAL DESCRIPTION

7-8 57 39

W A KINGS SUB PB 1-153

E100FT LOT 25 & TRIANGULAR PARCEL

AS DESCRIBED IN DB 2923-333 LESS

R/W

LOT SIZE IRREGULAR

OR 17214-1004 0596 2 (4)

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
05/01/1996	\$500,000	17214-1004	Deeds that include more than one parcel
11/01/1988	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
05/01/1985	\$930,000	12526-0226	Deeds that include more than one parcel

For more information about the Department of Revenue's Sales Qualification Codes.

2018 2017 2016

LAND INFORMATION

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
FRUITS/GROVES	BU-1A	6200 - COMMERCIAL - ARTERIAL	Acres	1.29	\$3,230

BUILDING INFORMATION

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
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EXTRA FEATURES

Description	Year Built	Units	Calc Value
Chain-link Fence 6-7 ft high	1996	910	\$10,319

ADDITIONAL INFORMATION

* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

LAND USE AND RESTRICTIONS

Community Development District: NONE
Community Redevelopment Area: NONE
Empowerment Zone: NONE
Enterprise Zone: NONE
Urban Development: Temporarily Unavailable
Zoning Code: BU-1A - BUSINESS DISTRICTS, LIMITED
Existing Land Use: 760 - PLANT NURSERIES (INCLUDES SOD FARMS AND ORNAMENTAL NURSERIES).
 Government Agencies and Community Services

OTHER GOVERNMENTAL JURISDICTIONS

Business Incentives
 Childrens Trust
 Environmental Considerations
 Florida Department Of Revenue
 Florida Inland Navigation District
 Miami-Dade County
 PA Bulletin Board
 Non-Ad Valorem Assessments
 School Board
 South Florida Water Mgmt District
 Tax Collector

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For inquiries and suggestions email us at <http://www.miamidade.gov/PAPortal/ContactForm/ContactFormMain.aspx>.

Version: 2.0.3

EXEMPTIONS & BENEFITS

Deployed Military

Disability Exemptions

Homestead



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 2/17/2019

Property Information	
Folio:	30-7908-006-0130
Property Address:	
Owner	FARM SHARE INC BLDG 12 STATE FARMERS MARKET
Mailing Address	14125 SW 320 ST HOMESTEAD, FL 33033
PA Primary Zone	6200 COMMERCIAL - ARTERIAL
Primary Land Use	6681 AVOCADO GROVES : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	53,142.2 Sq.Ft
Year Built	0



Assessment Information			
Year	2018	2017	2016
Land Value	\$414,507	\$414,507	\$414,507
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$414,507	\$414,507	\$414,507
Assessed Value	\$87,359	\$87,359	\$86,874

Benefits Information				
Benefit	Type	2018	2017	2016
Agriculture	Classified Value	\$327,148	\$327,148	\$327,633
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$87,359	\$87,359	\$86,874
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$87,359	\$87,359	\$86,874
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$87,359	\$87,359	\$86,874

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 2/17/2019

Property Information

Folio: 30-7908-006-0130

Property Address:

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	BU-1A	6200	Square Ft.	10,889.00	\$84,934
FRUITS/GROVES	BU-1A	6200	Acres	0.97	\$2,425

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:

2/17/2019

Property Search Application - Miami-Dade County



OFFICE OF THE PROPERTY APPRAISER

Generated On : 2/17/2019

Property Information

Folio: 30-7908-006-0130

Property Address:

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	BU-1A	6200	Square Ft.	10,889.00	\$84,934
FRUITS/GROVES	BU-1A	6200	Acres	0.97	\$2,425

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 2/17/2019

Property Information

Folio: 30-7908-006-0130

Property Address:

Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	BU-1A	6200	Square Ft.	10,889.00	\$84,934
AVOCADO/COCONUT	BU-1A	6200	Acres	0.97	\$1,940

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 2/17/2019

Property Information

Folio: 30-7908-006-0130

Property Address:

Full Legal Description

8 57 39 1.22 AC M/L

RE-PL OF SEM HGTS NO 2

PB 33-30

PORT OF LOT 26 DESC BEG 425FTN

OF SW COR OF LOT 26 E333.58FT

N62.64FT NW106.99FT SW100FT

NW225FT SW30.08FT S204FT TO POB

OR 17214-1004 0596 2 (4)

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
05/01/1996	\$500,000	17214-1004	Deeds that include more than one parcel
11/01/1988	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
05/01/1985	\$930,000	12526-0226	Deeds that include more than one parcel

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 2/17/2019

Property Information	
Folio:	30-7908-006-0082
Property Address:	
Owner	FARM SHARE INC BLDG 12 STATE FARMERS MARKET
Mailing Address	300 N KROME AVE FLORIDA CITY, FL 33034-3414
PA Primary Zone	6200 COMMERCIAL - ARTERIAL
Primary Land Use	5381 VEG CROPLANDS MIXED/ROTATED : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	131,507.64 Sq.Ft
Year Built	0



Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,246	\$7,246	\$6,038
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,246	\$7,246	\$6,038
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,246	\$7,246	\$6,038

Assessment Information			
Year	2018	2017	2016
Land Value	\$1,052,408	\$1,052,408	\$1,052,408
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$1,052,408	\$1,052,408	\$1,052,408
Assessed Value	\$7,246	\$7,246	\$6,038

Benefits Information				
Benefit	Type	2018	2017	2016
Agriculture	Classified Value	\$1,045,162	\$1,045,162	\$1,046,370
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

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Property Search Application - Miami-Dade County



OFFICE OF THE PROPERTY APPRAISER

Generated On : 2/17/2019

Property Information

Folio: 30-7908-006-0082

Property Address:

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
ROW CROPS	BU-1A	6200	Acres	3.02	\$7,246

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 2/17/2019

Property Information

Folio: 30-7908-006-0082

Property Address:

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
ROW CROPS	BU-1A	6200	Acres	3.02	\$7,246

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:

2/17/2019

Property Search Application - Miami-Dade County



OFFICE OF THE PROPERTY APPRAISER

Generated On : 2/17/2019

Property Information

Folio: 30-7908-006-0082

Property Address:

Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
ROW CROPS	BU-1A	6200	Acres	3.02	\$6,038

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 2/17/2019

Property Information

Folio: 30-7908-006-0082

Property Address:

Full Legal Description

8 57 39 3.02 AC M/L

RE-PL OF SEM HGTS NO 2

PB 33-30

S426.34FT OF E308.59FT OF LOT 26

LOT SIZE 131551 SQ FT

OR 17214-1004 0596 2 (4)

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
05/01/1996	\$500,000	17214-1004	Deeds that include more than one parcel
11/01/1988	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
05/01/1985	\$238,000	12526-0239	Sales which are qualified

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